

**DEVELOPMENT CONTROL COMMITTEE 4<sup>th</sup> June 2008**

**ADDITIONAL INFORMATION**

**The text in bold is additional/amended information to that circulated to Members on Tuesday 3<sup>rd</sup> June 2008.**

**This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.**

Item 02 – 08/00680/FUL

55 Bradenstoke, Nr Chippenham, Wiltshire, SN15 4ES

Parish Council

Letter from the Parish Council has been copied below:

# DEVELOPMENT CONTROL COMMITTEE 4<sup>th</sup> June 2008

## ADDITIONAL INFORMATION

EL

### **Concerns about planning application 08/00680/FUL on land at 55 Bradenstoke.**

I think that, once again, the simplest way to do this is to go through the design and access statement paragraph by paragraph.

1. This proposal is not in accordance with DC Core Policy C3 sub-para i), ii) & iii), or HE1 especially sub-para 7.3 & 7.4, or H3 sub-para i), and we still have concerns in the area of NE22, as defined in the North Wiltshire Local Plan 2011.
2. It seems curious that the architect complains about the level that the contribution monies were set at, when he is a member of the Executive who set it. It is also curious that application 07/02184/FUL was not pulled unlike most other applications for small rural developments at that time, but was allowed to be turned down.
3. We are concerned that the tone of this paragraph is intended to brow beat consultees, neighbours, and officers into acquiescing to this application even though it is entirely inappropriate for the location.
4. We feel that someone should remind the architect of the old adage "if you assume anything you make an ass of u and me." At the time our District Councillor lead us to believe that the application was turned down on the contribution monies prior to any other concerns being addressed. We can not help but feel that the appeal is just a vexatious attempt to get round the planning process without having the manifold deficiencies of the application scrutinised.
5. The first photograph provided, the one with the four girls, (clearer copy enclosed) does show that a dwelling did exist on the road frontage, but obviously not on the application site. 109 Bradenstoke, directly opposite the site, can be clearly seen, with a lean-to, now demolished, and it does not take a degree in pictorial perspective to be able to tell that it is much further down the street. A quick look at the 1886 map of Bradenstoke to see that this building was more or less opposite Hugh Trotman's house. (Councillor Trotman's brother.) The second photograph (one youth in the road) of circa 1910, is for me somewhat inconclusive, I have included a slightly clearer copy of the photograph, but not a lot can be seen beyond the Malt House, or the Reading Room as it was then known. I have also included a third photograph, also circa 1910, which shows a reverse view of the street. You can draw your own conclusions from this. I fear that the architect may have a confused memory about the location of the chip shop, as it can be plainly seen on the circa 1950 map sitting happily in what was to become the front garden of 54 Bradenstoke, with the pigsty's still at the back of the plot. I also have it on very good authority from an older villager that he remembers helping pull down the chip shop in his youth, and they buried it where it fell, in what is now the front garden of number 54. They were clearing the site to build the bungalow.
6. As can be seen from the old maps from 1886, 1923, circa 1950 and 1992 there was no frontage dwelling, and 55 Bradenstoke had to be built on the footprint of the pre-existing building at the rear of the plot.
7. It is interesting to discover that the architect is originally from Bradenstoke, however, as stated in the previous paragraph the house he was born in had the same footprint as the modern 55 Bradenstoke and not on the road front. He should also know that the majority of the houses in the village were thatched at that time

SERVICES	
22 APR 2008	

## DEVELOPMENT CONTROL COMMITTEE 4<sup>th</sup> June 2008

### ADDITIONAL INFORMATION

and because of that, dormer windows are totally out of keeping with the local vernacular.

8. In this paragraph, as through most of the application, the architect appears to be claiming that we are dealing with a brown field site, when all the evidence shows it only ever to have been a garden, of the type supposedly to be protected by policy HE3 sub-paragraphs 7.3 & 7.4 of the North Wiltshire Local Plan 2011.
9. As I am sure the architect is well aware it will have a detrimental effect on the privacy and amenity of 109 Bradenstoke and vice versa due to the upside down nature of 109, he did the original drawings for the conversion and extension of 109.
10. As we now all know from the last time we saw this application, the Highways Department have declared that they own the first metre of verge from the roadway, ergo, the first metre of the Rowland's garden, one would have thought that someone should have talked to JR or Jenny about this by now, especially as to get the right angle of visibility they will have to take more than a metre at one point.
11. See paragraph 9.
12. Apart from the fact that it will not be reinstating the historic street scene, the other concern with lowering the ground level will be dealt with later.
13. Surely, a satisfactory transition would imply a small front garden in this instance?
14. Except of course, number 109, where their dining room will look right into the bedrooms of the proposed house, due to its upside down nature.
15. Having trained as a sculptor, and nowadays earning my living working on older and listed properties, I just don't know where to start with this one other than to say that the design has very little to do with the local vernacular, and it will not relate well to any of the existing buildings as it seems to have been designed to blend in with the Pewsham estate.
16. It should be obvious by now that incongruity is one of the few things this application has going for it, and that the siting is not acceptable to either the village or the North Wiltshire Local Plan 2011.
17. There are three concerns with this paragraph, firstly, I am lead to believe that the trial soak away hole was dug to a depth of between 750 & 900mm, which would leave it between 500 & 750mm above the proposed ground level, this is a serious concern as the map of 1886 clearly shows a well on the proposed site, and since both the wells that have not been capped and buried in the village are shown in their exact locations I have no reason to doubt the existence of this well. It is my experience that wells and soak aways generally do not both work in the same location. This would imply that the architect's definition of a limited amount of roof storm water is limited to that which falls out of the sky, and they seem to have taken Wessex Water's phrase "as a last resort" to mean all of it all the time. Wessex Water are very concerned about the capacity of the sewer, why else would they now be jetting it every six months and inspecting it even more frequently. This concern seems to have been ignored by this application.

**DEVELOPMENT CONTROL COMMITTEE 4<sup>th</sup> June 2008**

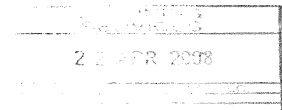
**ADDITIONAL INFORMATION**

18. With the obvious exception of 55 Bradenstoke, but that should go without saying.

19. As I believe I have successfully shown, the direct opposite of this paragraph is the truth.

In summary, although we realise that this site is one of very few in the village suitable for redevelopment, this proposal, as it was the last two times it was submitted, is the wrong answer for the site and the village. The main problems are the positioning and the design, or lack of it. As can be seen from the maps, on this side of Clack Hill the south side of the street has only had buildings near the road where the houses on the north side are set back from the road, so the siting is totally out of keeping with the street scene of the village, and as discussed earlier, the design is completely out of keeping with the local vernacular, both things that are contrary to the conservation area status of this part of the village.

Sent in by John Webb  
7 Church Park  
Bradenstoke.  
SN15 4ER  
Mobile 07786 704640  
on behalf of Lyneham & Bradenstoke Parish Council.



**DEVELOPMENT CONTROL COMMITTEE 4<sup>th</sup> June 2008**

**ADDITIONAL INFORMATION**

Item 03 – 08/00745/FUL

6 College Road, Purton, Wiltshire, SN5 4AR

Agent

The agent has confirmed the extent of the application site which includes the boundaries shown on the submitted plans and includes the hedge on the south side of the property.

Development Control Manager

Additional condition:

12. Sufficient space for two car parking spaces shall be provided for each dwelling. The said spaces shall not be used other than for the parking of vehicles or for the purpose of access.

Reason: In the interest of highway safety and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

Revised drawings have been received showing alterations to the front elevation of the proposed dwelling.

Recommendation:

As per the main agenda, with one additional condition.

---

**Item 04 – 08/00845/FUL**

**The White Cottage, Allington Lane, Allington**

**This application has been withdrawn by the Agent.**